

Finance Committee

February 7, 2022

6:00pm - City Hall Council Chambers

Chairman Pro-Tem Lavieri called the Meeting to order at 6:00pm

ROLL CALL

Present: Chairman Pro-Tem Lavieri, Aldermen Demes, Jeppson, Herndon

Excused Absence: Chairman Ptak

Others Present: Mayor Jeff Grove, Deputy Clerk Brent Bader, Superintendent of Public Works Patrick Watson, Alderman Reynolds, Alderman Bacidore, Finance Director John Duncan, City Engineer Brian Brown, Economic Developer Leah Inman, Fire Chief Jerry Janick, Treasurer Virginia Kochanowski

A quorum was present.

Moved by Alderman Demes and seconded by Alderman Jeppson to approve and place on file the minutes of the Finance Committee for January 24, 2022. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Alderman Demes asked about a bill from the Hygienic Institute bill question

Moved by Alderman Demes and seconded by Alderman Herndon for Mike Kmetz to speak in regards to 2985 E 350th Rd., the New Public Works Building Project.

Mr. Kmetz spoke to the council in regards to what renovations would entail for the Public Works Building. He was asked to take a look per request of Alderman Crane. He discussed how it is currently hard to pinpoint what the project is and what the bid is. There would be a percentage of construction cost for a project of this scale. For those fees Kmetz would do the full architectural, programming, wants needs and wish list items, and budget. They would prioritize those items and see what the budget can handle. There would be a prelim design, then schematic design, and then into bidding documents. Review and make recommendation to the Council of the contractor and follow project through to completion. Kmetz would oversee all contractor work that is being done along with final signoff.

Alderman Crane asked Mr. Kmetz if there was a flaw in design who would be liable. Ultimately the contractor is liable because they should be following all the documents. Kmetz is not there 8 hours a day. But on the design aspect, it would come back to Kmetz under their architect liability. If there is not something designed to code, it comes back to Kmetz architects. Alderman Crane asked Kmetz about some of his most recent projects similar to this. Some projects that Kmetz has done recently include a 2-million-

dollar job for La Salle County Highway department and some other township-type buildings.

Alderman Crane questioned Engineer Brown on some specific locations of sinks and drains in his floor plan. Alderman Crane is concerned with the floor plan not having specific measurements. Engineer Brown stated that the floor plan that Alderman Crane is referring to is a concept. They needed to lay out ideas and wants and needs for the department. It is not a final plan. Engineer Brown agreed that specifics need to be laid out and marked once they are ready to go ahead with project.

Crane and Brown discussed the difference between one drain and 3 drains. One is in the original plan. Brown does not think necessary for 3 drains to happen. When three trucks with plows are parked, they are at 28 feet. It didn't make much sense to him to have more than one grate.

Alderman Crane asked if Brown has any electric contracting experience. Crane asked Brown if he is capable of designing electric print for the building. Brown is aware of where outlets and switches need to be placed. Crane questioned what Brown's knowledge was of building codes inside vs. outside. Brown is not familiar with sewer venting but sewer sizing is easy enough to find out. Crane also asked if Brown was familiar with radiant heat. Brown has not worked with radiant heat in outside projects. Brown's thought was the radiant heat portion of project will be designed by manufacturer/company that will be installing it.

Crane questioned if this is a multi-million-dollar project and if there was a design flaw with the floor plan that was presented to the council than who is liable. Brown stated that the city would be liable because he is an employee of the city.

Crane asked if Brown had experience with overhead doors. Brown has not.

Crane preceded to ask if taking on this Public Works project would currently take away time from his original role as City Engineer. Brown stated that it would take some time away but there is also a small window before the bigger projects get going in the spring.

Alderman Crane thanked Engineer Brown for all the work and service he has done for the city.

Mayor Grove then spoke in regard to how the City originally started with this concept of looking for a home for the Christmas lights. The City worked with the developer to purchase this building for \$250,000 and with some donation money going toward this project. The City felt that after the purchase of this building, not only could it be used for Christmas lights but also for a Public Works Facility. The building is going to be split into basically three sections. Approximately one-fourth of the building will be for Christmas lights storage. There will be no radiant heat. It will just be walled off to keep those decorations organized and out of the elements. Which leaves about three-fourths

of the building that the city is looking to get worked on. Mayor wants the building to be used well and safe for all the workers.

Mayor wanted to run through and discuss some things about architect costs and discussed similar projects and their associated architect costs.

The Mayor stated how the City is currently in four different Union contract negotiations. Mayor asked Finance Director if he had any experience with union contracts. Director Duncan had only sat on a school union contract as a LaSalle School Board Member. He has had no other prior Union negotiation experience despite negotiating on behalf of the City now.

Mayor asked Brown how many multi-million projects he has done in the past. Brown stated about 2-to-3-million-dollar jobs. Mayor Grove also wanted to point out to the committee that Economic Developer Inman had listed on her resume as being a general contractor to a previous building project.

Mayor stated how he wants to use the in-house talent when they can. The City is at a deficit. The city could start with plumbing radiant heat and do what they can in house. The Mayor stated that he wants to get as much done as they can in-house and then hire out an architect if something comes up and an architect is needed.

Mayor wanted the committee and public to know that this discussion is not against the architect. The City can do the work and make it happen by using some of the city's in-house talent. When other local contractors are needed, the city will go to them and ask what they need for the project. Mayor believes that any union contractor that were to see the print would ask any question and correct whatever may be needed to do the job accurately. Mayor wants to make sure that the Council will be able to back up their decision for how much money they want to see go into this building project. The Public Works building is a public building and it will be to code.

Alderman Bacidore shared his uncertainty for the need for an architect with project. His example pertained to his wife asking for a bathroom in the basement. He called Town and Country, they came measured out what they needed, put in the drains, and did all the work.

Alderman Crane feels that this needs to be a more detailed plan because it will be necessary for the bidding process.

Engineer Brown stated that he has done 200-300 bid documents in his career.

Moved by Alderman Herndon and seconded by Alderman Jeppson to table discussion until all alderman and Mayor are present to further vote on this item.

This discussion will continue at the next Finance Committee Meeting, Tuesday, February 22nd.

ROLL CALL

AYE : Chairman Pro-Tem Lavieri, Aldermen Demes, Jeppson, Herndon

NAY: None

Absent: Chairman Ptak **Abstain:** None

MOTION CARRIED: 4-0

There were no more questions or comments from the public.

Chairman Pro-Tem Lavieri adjourned the meeting at 6:35 p.m.

A handwritten signature in black ink that reads "Amy Quinn". The signature is written in a cursive, flowing style.

Amy Quinn, City Clerk